

## WARRANTY DEED

73-52

KNOW ALL MEN BY THESE PRESENTS, THAT I, James A. McBrady of Falmouth, County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable consideration

paid by David Binette

018801

TRANSFER  
TAX  
PAID

whose mailing address is 28 Mount Calm  
Fairfield, Maine

the receipt whereof I hereby acknowledge, GIVE, GRANT,  
BARGAIN, SELL AND CONVEY unto the said David Binette, his heirs  
and assigns forever,

A certain lot or parcel of land in the Town of Waterville, County of Kennebec, and State of Maine, located at the Intersection of Pleasant Hill Drive and Penny Lane bounded and described as follows:

Beginning at an iron pin marking the Southwesterly corner of Lot 6; thence heading N 29 degrees 45' 59" E 200.03' (Two hundred and three one hundredths feet) along Lot 5 to an iron pin marking the Northwesternly corner of said Lot 6; thence heading S 60 degrees 14' 01" E 160.00' (One hundred sixty and no one hundredths feet) along land owned by Horace Marcoux to an iron pin marking the Northeasterly corner of said Lot 6; thence heading S 29 degrees 45' 59" W 200.03' (Two hundred and three one hundredths feet) along Lot 7 to an iron pin marking the Southeasterly corner of said Lot 6; thence heading N 60 degrees 14' 01" W 160.00' (One hundred sixty and no one hundredths feet) along Pleasant Hill Drive right-of way to the beginning pin.

Lot 6 also includes a CMP easement 50.00' (Fifty feet) wide beginning on the Easterly line and running parallel with the Northerly line to the Westerly line. Recorded at the Kennebec Registry of Deeds Book 1540, Page 197, also shown on subdivision Plan titled Ridge Road Development Final Plat.

The above description meaning and intending to describe said Lot 6 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds recorded in the Kennebec County Registry of Deeds File No. D-77074, as revised by File Number D-7661-15.

This conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

By acceptance of this deed, the Grantee agrees to be responsible for and to pay Waterville Real Estate Taxes for Lot 57.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with the privileges and appurtenances thereof, to the said David Binette, his heirs and assigns, to them and their use and behoof forever,

AND I do covenant with the said Grantee, his heirs and assigns that I am lawfully seized in fee of the premises, that it is free of all encumbrances except as aforesaid, and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that I and my heirs shall and will **Warrant and Defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, I, James A. McBrady the said Grantor, relinquishes and conveys all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal the <sup>23<sup>rd</sup></sup> day of the month of AUGUST, A.D. 1990

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

Warren M. Poulin  
WITNESS

STATE OF MAINE  
COUNTY OF CUMBERLAND

James A. McBrady  
JAMES A. MCBRADY  
AUGUST 23, 1990

Then personally appeared the above named JAMES A. MCBRADY and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Warren M. Poulin  
Notary Public/Attorney at Law  
(Typed name of person taking acknowledgment)

WARREN M. POULIN



RECORDED AT THE

CLERK OF COURTS

WITNESSES: James A. McBrady